

ARTICLE 6

RU, RURAL ZONING DISTRICTS

601 Purpose

RU (Rural) Zoning Districts are established to achieve the following purposes:

601.01 To preserve the character of areas designated as "Rural" in the Cochise County Comprehensive Plan;

601.02 To encourage those types of non-residential and non-agricultural activities which serve local needs or provide a service and are compatible with rural living;

601.03 To preserve the agricultural character of those portions of the county capable of resource production;

601.04 To provide space for people, minimize traffic congestion, and preserve the existing rural environment of unincorporated areas of the county situated outside of existing communities;

601.05 To provide recreational support services that are compatible with rural living;

601.06 To protect the quality of the natural environment as it relates to safeguarding the health, safety and welfare of the people in Cochise County and;

601.07 To allow consideration of some more intense non-residential uses as special uses that are inappropriate in more densely populated urban/suburban areas that may under some circumstances be appropriate in rural areas if designed to be sensitive to the general character of rural districts and natural environment and harmonious and in scale with existing development near the proposed site and in conformance with Section 601.06.

602 Division of RU Zoning Districts

The RU (Rural) Zoning Districts shall be further divided into the following density districts, which are so designated on the Official Zoning District Map, and subject to the regulations herein:

602.01 RU-36

602.02 RU-18

602.03 RU-10

602.04 RU-4

602.05 RU-2

603 Permitted Principal Uses

The following uses shall be permitted in all RU Zoning Districts, provided that they conform to the applicable site development standards for such uses set forth below, and meet any other requirements for such uses found in these Regulations, such as off-site road and drainage improvements. (Also see Section 606, Other Permitted Uses).

Use

603.01 All single- and multiple-household dwellings.

603.02 Mobile home or manufactured home parks subject to the maximum densities in Section 604.01, ~~A~~. The standards set forth in Section 1812 shall not apply.

603.03 Utility installations not otherwise exempted by ~~Article~~Section 200220, other than electrical generation plants, regional sewage treatment plants, solid waste landfills or incinerators.

603.04 Churches or places of religious worship.

603.05 Enclosed veterinary clinics or animal hospitals.

603.06 Riding stables, commercial, on a minimum site of 10-acres.

603.07 Emergency vehicle stations not otherwise exempted by ~~Article~~Section 200220.

603.08 Residential care homes.

603.09 Bed and breakfast homestay subject to ~~Article~~Section 1719.

603.10 Bed and breakfast inn subject to ~~Article 17~~Section 1719.

603.11 Grocery stores (~~not including gasoline sales~~) and agriculture-related retail sales ~~where the~~ sales area does not ~~to~~ exceed 2,0500 square feet of total area, including any outdoor storage.

603.12 Day care facilities.

603.13 Wireless communications towers at a maximum height of 30'; see subject to the site development standards in Article 18~~Section 1813 for applicable site development standards~~.

603.14 Anemometers – (Temporary use permit not to exceed 3~~-~~years).

603.15 Indoor and outdoor recreational facilities approved as part of a subdivision review process for subdivision residents and guests only~~(in approved subdivisions only)~~.

603.16 Civic, social, fraternal or business associations approved as part of a subdivision review process for subdivision residents and guests only~~(in approved subdivisions only)~~.

603.17 On-site agricultural processing with 200-foot minimum setback (subject to Article 17).

603.18 Custom butchering/meat curing/processing with a 100-foot minimum setback

603.19 Ag-processing with a 300-foot minimum setback.

603.20 Farmers Markets.

603.21 Community Gardens.

604 Site Development Standards

All uses permitted in RU Zoning Districts shall conform to the following minimum site development standards:

604.01 Minimum Site Area and Maximum Density

A. Subject to subsection B herein, the minimum site area and maximum density are as follows:

District	Minimum Site Area	Maximum Density*
RU-36	36.0 - acres	One dwelling per 36.0 - acres
RU-18	18.0 - acres	One dwelling per 18.0 - acres
RU-10	10.0 - acres	One dwelling per 10.0 - acres
RU-4	4.0 - acres	One dwelling per 4.0 - acres
RU-2	2.0 - acres	One dwelling per 2.0 - acres

* See Section 603 for non-residential densities.

604.02 Maximum Height

Principal structure	30 - feet above grade
Accessory structure	30 - feet above grade
Wall or fence	8 - feet above grade

Principal and accessory structure: 30 feet above grade.

Wall or fence: 8 feet above grade.

604.03 Setbacks, Principal and Accessory Structures/Uses

The minimum setback shall be measured from the closest point on the property line or the edge of road travelway to the structure/use whichever is closer. The minimum required setback for permitted Principal uses are: in all RU districts is 20 feet.

<u>District</u>	<u>Setback*</u>
<u>RU-36</u>	<u>20- feet</u>
<u>RU-18</u>	<u>20- feet</u>
<u>RU-10</u>	<u>20- feet</u>
<u>RU-4</u>	<u>20- feet</u>
<u>RU-2</u>	<u>20- feet</u>

* The minimum required setback for Special Uses is 40-feet. The minimum required setback for accessory structures no larger than 120-square feet is 10-feet.

604.04 Maximum Site Coverage – 25-percent.

604.05 Distance Between ~~Buildings~~ Structures

Except as otherwise provided in these Regulations, the minimum distance between principal structures shall be 15-feet; 10-feet for multiple-household structures. Nothing herein shall prevent permanent attachment of structures.

604.06 Screening

In Category A, B and C Growth Areas and ~~Category D areas designated Rural Residential~~, whenever a non-residential use abuts a residential Zoning District or is separated therefrom by an alley, the developed area of the non-residential site shall be screened with a 6-foot high solid screen (see ~~Article 218~~Section 1805.02 for definition). Non-residential outdoor storage areas shall be screened regardless of abutting Zoning District. The County Zoning Inspector may defer the screening if the abutting residentially-zoned property is not yet developed with a residential use. In Category D (Rural) Areas ~~designated Rural~~, screening is not required.

604.07 Minor Expedited Residential Subdivision Option

Pursuant ~~to the Cochise County Subdivision Regulations, Minor Expedited Residential Subdivision and Residential Conservation Subdivision options providing a wider latitude of design, more economic use of land and density bonuses are available for development of residential subdivisions.~~

Residential Minor Expedited Subdivision Option and Conservation Subdivision Option

~~Pursuant to Article 6 of the Cochise County Subdivision Regulations, Minor Expedited Residential Subdivision and Residential Conservation Subdivision options providing a wider latitude of design, more economic use of land and density bonuses are available for development of residential subdivisions.~~

605 Permitted Accessory Uses

Accessory uses are permitted in RU Zoning Districts provided they are customarily incidental to an established permitted principal use. Accessory structures may exceed the size of the principal structure, unless otherwise stated, provided that all other site development standards are met. For residential uses, the following additional accessory uses and buildings shall be permitted:

605.01 Recreational Vehicles (RV's) are allowed as follows:

- A. Storage of no more than two RV's on a parcel (no permit is required).
- B. Temporary occupancy of one RV in conjunction with a permitted principal use up to six months in a calendar year with a required Temporary Use Permit; stays of 15-consecutive days or less do not require a permit.
- C. Temporary occupancy of RV's in conjunction with the construction of a residential or non-residential permitted principal use. Such occupancy shall be allowed as part of the required permit, and shall be limited to the length of the permit (Temporary Use Permit required, see Article 17). ~~with a required Temporary Use Permit, see Article 17.~~
- D. Recreational vehicles accessory to a principal permitted use may not be rented out.

605.02 Rooms in the principal dwelling for roomers, not exceeding ~~two~~2 such persons per dwelling unit (no permit is required).

605.03 One Accessory Living Quarter (ALQ) subject to the definition in Article 2 and the procedures in Article 17~~Section 1717~~.

605.04 Family cemeteries on a minimum lot of one acre subject to Article 18~~Section 1821~~(informational permit required).

605.05 Home occupations.

605.06 Manufactured and mobile homes used as storage units in Zoning Districts with minimum lot sizes of four-acres or larger, so long provided that as the kitchen and bathrooms are removed and electricity is the only utility provided.

605.07 Wind Energy Systems, see ~~(Subject to the site development standards in Section 1822)~~ Article 18.

605.08 Solar Energy Systems, ~~(Subject to the site development standards in Article~~ see Article 18).~~.~~

606 Other Permitted Uses

The following rural uses will be allowed without the establishment of a permitted principal use:

606.01 Fences six-feet in height or less (setbacks do not apply; no permit required, except if on a corner lot, see exemptions in Article 17).

606.02 Well houses, permanently-affixed in a fixed location (setbacks do not apply; no permit required).

606.03 One out-building, permanently-affixed in a fixed location, and corrals/pens.

607 Special Uses

Any of the following uses may be permitted as a Special Use in an RU Zoning District, subject to the procedures and review criteria set forth in Article 17 ~~Section 1716~~:

607.01 Guest Lodging.

607.02 Recreational vehicle parks that are designed to ensure that the park fits into the rural landscape such as clustering RV sites, maintaining perimeter open space and enhancing existing vegetation using drought tolerant vegetation.

607.03 Welfare and charitable services.

607.04 Solid waste transfer stations.

607.05 Zoos and other animal exhibits or sanctuaries.

607.06 Animal hospitals, animal boarding and veterinary clinics, ~~and~~

607.07 ~~a~~Animal husbandry services.

607.078 Indoor and or outdoor recreational facilities.

607.09 Outdoor Firearms, skeet, archery or trap shooting ranges outdoor.

607.0910 Fairgrounds and or outdoor amusement parks.

607.101 Gasoline/service stations.

607.142 Convenience stores.

607.123 Restaurants, bars, taverns and nightclubs.

| 607.134 Contract construction services.

| 607.145 Airports, airstrips, helipads and flying fields~~heliports~~.

| ~~, including private landing areas.~~

| 607.156 Manufacturing, wholesaling, warehousing, distribution, and/or~~or~~ storage of agriculture-related products.

| 607.167 Manufacturing, wholesaling, warehousing, distribution and or storage of products, activity area not to exceed 5,000 square feet.

| 607.178 Commercial feed lots, stockyards, and or livestock auction barns, on a site not less than 20 acres.

| 607.189 Wholesaling, warehousing, distribution and/or storage of propane.

| 607.1920 Motion picture production sites/studios.

| 607.201 Custom butchering/meat curing/processing with less than a 100-foot minimum setback.

| 607.242 Transient camps, migrant labor camps.

| 607.223 Retail sales, rentals, or accessory storage of materials, merchandise, supplies and or equipment.

| 607.234 Off-site advertising signs.

| 607.245 Civic, social, fraternal and/or business associations.

| 607.256 Educational services.

| 607.267 Personal and professional services.

| 607.278 Hospitals.

| 607.289 Health clinics.

| 607.2930 Repair services.

| 607.301 Recycling centers.

| 607.312 Cultural, historic and or nature exhibits.

| 607.323 Residential care institutions.

| 607.334 Offender rehabilitation facilities.

| 607.345 Group quarters.

| 607.356 Funeral and or crematory services.

| 607.367 Golf courses.

- | 607.378 Agricultural processing services with less than 300-foot minimum setback.
- | 607.389 Wireless communications towers exceeding 30' in height; see ArticleSection 1843 for applicable site development standards.
- | 607.3940 Cemeteries.
- | 607.401 Slaughterhouses/meat packing plants.
- | 607.412 Day care establishments.
- | 607.423 Commercial plant nurseries.
- | 607.434 Bed and breakfast establishment.
- | 607.454 Grocery Stores~~Lighted Outdoor Recreation Facilities.~~
- | 607.456 Research and Testing Laboratories.
- | 607.467 Impound Storage Yards.
- | 607.478 Wind Energy Power Plants.
- | 607.489 Mini-warehouses.
- | 607.4950 Riding stables, commercial, on a site less than 10- acres.
- | 607.510 Solar Energy Systems Power Plants (in Category D areas only). ~~(Scribner's error, see Exhibit "A" to Ordinance 09-04)~~
- | 607.512 Medical Marijuana Cultivation Facility (RU-4 and greater only), see Article 18 Section 1825 for applicable site development standards).
- | 607.523 Medical Marijuana Dispensary (RU-4 and greater only), see Article 18 Section 1825 for applicable site development standards).
- | 607.534 Medical Marijuana Dispensary Cultivation Facility (RU-4 and greater only), see Article 18 Section 1825 for applicable site development standards).
- | 607.545 Medical Marijuana Infusion Facility (RU-4 and greater only), see Article 18 Section 1825 for applicable site development standards).
- | 607.56 On-Site agricultural processing with less than a 200-foot minimum setback.
- | 607.57 Commercial Kennels.

ARTICLE 7

R, RESIDENTIAL ZONING DISTRICTS

701 Purpose

R (Residential) Zoning Districts are established to achieve the following purposes:

701.01 To provide an area for family living at a variety of low to medium densities; and

701.02 To provide an area where single-household dwellings, rehabilitated mobile homes and manufactured homes can co-exist; and

701.03 ~~To provide a transition between higher residential densities found in urbanized areas and very low densities found in the County's rural, unincorporated areas.~~

702 Division of R Zoning Districts

The R (Residential) Zoning District shall be further divided into the following density districts, which are so designated on the Official Zoning District Map, and subject to the regulations herein:

702.01 R-36

702.02 R-18

702.03 R-9

Existing TR (Transitional-Residential) Districts shall be subject to the requirements of the similar Residential Zoning District.

703 Permitted Principal Uses

The following uses shall be permitted in all R Zoning Districts, provided that they conform to the applicable site development standards for such uses set forth below, and meet any other requirements for such uses found in these Regulations, such as off-site road and drainage improvements.

Use

703.01 All single- and multiple-household dwellings.

703.02 Mobile home, Manufactured home, or recreational vehicle parks, subject to the maximum densities in Article 7, Section 704.01. The standards set forth in Article 18 Section 1812 shall apply.

703.03 ~~Utility installations not otherwise exempted by Article 20 Section 2002~~, other than electric generation plants, regional sewage treatment plants, solid waste landfills or incinerators.

703.04 Churches or places of religious worship.

703.05 Residential care homes.

703.06 Emergency vehicle stations not otherwise exempted by Article 20 Section 2002.

703.07 Bed and breakfast ~~homestay~~home stay subject to Article 17 Section 1719.

703.08 Bed and breakfast inn subject to Article 17~~Section 17~~19.

703.09 Indoor and/or unlighted outdoor recreational facilities approved as part of a subdivision review process for subdivision residents and guests only.

703.10 Civic, social, fraternal or business associations approved as part of a subdivision review process for subdivision residents and guests only.

703.11 Unlighted riding stables, commercial, on a minimum site of 10~~-~~acres approved as part of a subdivision review process for subdivision residents and guests only.

703.12 Community Gardens

704 Site Development Standards

All uses permitted in R Zoning Districts shall conform to the following minimum site development standards:

704.01 Minimum Site Area and Maximum Density

The minimum site area and maximum density are as follows:

District	Minimum Site Area	Maximum Density
R-36	36,000 square feet	One dwelling unit per 36,000 square feet
R-18	18,000 square feet	One dwelling unit per 18,000 square feet
R-9	9,000 square feet	One dwelling unit per 9,000 square feet

704.02 Maximum Height

Principal structure	30 - feet above grade
Accessory structure	20 - feet above grade
Wall or fence	8 - feet above grade

704.03 Setbacks, Principal and Accessory Structures/Uses

The minimum setback shall be measured from the closest point on the property line or the edge of road travelway to the structure/use, whichever is closer. The minimum required setbacks for permitted uses are:

District	Setback*
R-36	20 - feet
R-18	20 - feet
R-9	10 - feet

* The minimum setbacks for Special Uses shall be double that of the Zoning District in which it is located. The minimum required ~~S~~setbacks for accessory structures no larger than 120~~-~~square feet or less are half that of the Zoning District in which it is located.

704.04 Maximum Site Coverage ~~=~~ 65~~-~~percent.

704.05 Distance Between Structures

Except as provided in these Regulations, a minimum distance between principal structures shall be 15-feet; 10-feet for multiple-household structures. Nothing herein shall prevent permanent attachment of principal structures.

704.06 Screening

In Category A, B or C Growth Areas, whenever a non-residential use abuts a residential Zoning District or is separated therefrom by an alley, the developed area of the non-residential site shall be screened with a 6-foot high solid screen (see Article 2 Section 1805.02 for definition). Non-residential outdoor storage areas shall be screened regardless of abutting Zoning District. The County Zoning Inspector may defer the screening if the abutting residentially-zoned property is not yet developed with a residential use. In Category D (Rural) Areas, whenever a non-residential use abuts an area designated as Rural Residential (RR), the developed area of the non-residential site shall be screened with a 6 foot high solid screen; otherwise screening is not required.

704.07 Residential ~~Minor~~ Expedited Subdivision Option and Conservation Subdivision Option

Pursuant to Article 6 of the Cochise County Subdivision Regulations, Minor Expedited Residential Subdivision and Residential Conservation Subdivision options providing a wider latitude of design, more economic use of land and density bonuses are available for development of residential subdivisions.

705 Permitted Accessory Uses

Accessory uses are permitted in R Zoning Districts provided they are customarily incidental to an established permitted principal use except accessory structures may exceed the size of the principal structure on parcels that are four (4) acres or larger, unless otherwise stated, provided that all other site development standards are met. For residential uses, the following additional accessory uses and buildings shall be permitted:

705.01 Recreational Vehicles (RV's) are allowed as follows:

- A. Storage of no more than two RV's on a parcel (no permit is required).
- B. Temporary occupancy of one RV in conjunction with a permitted principal use up to six months in a calendar year with a required Temporary Use Permit; stays of 15-consecutive days or less do not require a permit.
- C. Temporary occupancy of RV's in conjunction with the construction of a residential or non-residential permitted principal use. Such occupancy shall be allowed as part of the required permit, and shall be limited to the length of the permit (Temporary Use Permit required, see Article 17). ~~with a required Temporary Use Permit, see Article 18.~~
- D. Recreational vehicles accessory to a principal permitted use may not be rented out.

705.02 Rooms in the principal dwelling for roomers, not exceeding two such persons per dwelling unit (no permit is required).

705.03 One accessory living quarter in R-36 Zoning Districts, subject to the definition in Article 2 and procedures in Article 17 Section 1717.

705.04 Family cemeteries on a minimum parcel of one-~~acre~~ (informational permit is required).

705.05 Home occupations.

705.06 Wind Energy Systems, see ~~(Subject to the site development standards in Section 4822~~Article 18).

705.07 Solar Energy Systems, see ~~(Subject to the site development standards in Article 18)~~.

706 Other Permitted Uses

The following uses will be allowed without the establishment of a permitted principal use on parcels four (4) acres or larger:

706.01 Well houses, ~~permanently affixed in a fixed location~~ (setbacks do not apply; no permit required).

706.02 One out-building, ~~permanently affixed in a fixed location~~, and corrals/pens.

706.03 ~~Fences six-feet in height or less (setbacks do not apply; no permit required, except if on a corner lot, see exemption in Article 17).~~

707 Special Uses

Any of the following uses may be permitted as a Special Use in a R Zoning District subject to the procedures, conditions and review criteria set forth in ~~Article~~Section 1746 of these Regulations:

707.01 Welfare and charitable services.

707.02 Day care facilities and establishments.

707.03 Educational services.

707.04 Personal and professional services.

707.05 Health clinics.

707.06 Residential care institutions.

707.07 Cemeteries.

707.08 Bed and breakfast establishment.

707.09 Grocery stores.

707.10 Cultural, historic and nature exhibits.

707.11 Civic, social, fraternal and/or business associations.

707.12 Golf courses.

707.13 Indoor and or outdoor recreational facilities.

707.14 Wireless communication ~~facilities~~towers; see ~~Section~~Article 18-18~~13~~ for applicable site development standards.

707.15 Lighted Outdoor Recreation Facilities.

707.16 Animal hospitals and/or; veterinary clinics, ~~and animal husbandry services~~.

707.17 ~~Animal husbandry service~~.

707.17~~8~~ Contract construction services (R-36 only).

707.18~~9~~ Manufacturing~~9 Manufacturing~~, wholesaling, warehousing, distribution, and/or storage of agriculture-related products (R-36 only).

707.19~~20~~ -Repair services, light, not to exceed 2,500 ~~-~~square feet of floor area.

707.20~~1~~ Group quarters.

707.21~~2~~ Commercial plant nurseries.

707.22~~3~~ Mini-warehouses.

ARTICLE 8

SM, SINGLE-HOUSEHOLD/MANUFACTURED HOME RESIDENTIAL ZONING DISTRICT-S

801 Purpose

SM (Single-Household/Manufactured Home Residential) Zoning District-s are established to achieve the following purposes:

801.01 To provide an area where conventional single household dwellings, and manufactured homes, and factory built buildings can co-exist;

801.02 To establish an intermediary district between R (Residential) and SR (Single-Household Residential); and

801.03 To provide an alternative for those residents in existing RU and TR Districts who wish to specify housing options and protections for residential property.

802 Division of SM Zoning Districts

The SM (Single-Household/Manufactured Home Residential) Zoning District shall be further divided into the following density districts, which are so designated on the Official Zoning District Map, and subject to the regulations herein:

802.01 SM-36 Acres

802.02 SM-18 Acres

802.03 SM-10 Acres

802.04 SM-174

802.05 SM-87

802.06 SM-36

802.07 SM-18

802.08 SM-9

803 Permitted Principal Uses

The following uses shall be permitted in all SM Zoning Districts, provided that they conform to the applicable site development standards for such uses set forth below, and meet any other requirements for such uses found in these Regulations, such as off-site road and drainage improvements.

Use

803.01 All single- and multiple-household dwellings, but excluding rehabilitated mobile homes.

803.02 Manufactured home parks, subject to the maximum densities set forth in Article 8 Section 804.01. The standards set forth in Section Article 1812 shall apply.

803.03 Utility installations not otherwise exempted by Article 20Section 2002, other than electric generation plants, solid waste landfills or incinerators and/or regional sewage treatment plans.

803.04 Churches or places of religious worship.

803.05 Residential care homes.

803.06 Emergency vehicle stations not otherwise exempted by [SectionArticle](#) 2002.

803.07 Bed and breakfast homestay subject to [ArticleSection](#) 1749.

803.08 Bed and breakfast inn subject to [SectionArticle](#) 1749.

803.09 Indoor and/or outdoor recreational facilities approved as part of a subdivision review process for unlighted subdivision residents and guests only.

803.10 Civic, social, fraternal or business associations approved as part of a subdivision review process for subdivision residents and guests only.

803.11 Unlighted riding stables, commercial, on a minimum site of 10~~_~~acres approved as part of a subdivision review process for subdivision residents and guests only.

[803.12 Community Gardens](#)

804 Site Development Standards

All uses permitted in SM Zoning [Districts](#) shall conform to the following minimum site development standards:

804.01 Minimum Site Area and Maximum Density

District	Minimum Site Area	Maximum Density
SM-36 Acres	36 _ acres	One dwelling unit per 36 _ acres
SM-18 Acres	18 _ acres	One dwelling unit per 18 _ acres
SM-10 Acres	10 _ acres	One dwelling unit per 10 _ acres
SM-174	174,240 _ square feet (4 _ acres)	One dwelling unit per 174,240 _ square feet (4 _ acres)
SM-87	87,120 _ square feet (2 _ acres)	One dwelling unit per 87,120 _ square feet (2 _ acres)
SM-36	36,000 _ square feet	One dwelling unit per 36,000 _ square feet
SM-18	18,000 _ square feet	One dwelling unit per 18,000 _ square feet
SM-9	9,000 _ square feet	One dwelling unit per 9,000 _ square feet

804.02 Maximum Height

Principal structure	30 _ feet above grade
Accessory structure	20 _ feet above grade
Wall or fence	8 _ feet above grade

804.03 Setbacks, Principal and Accessory Structures/Uses

The minimum setback shall be measured from the closest point on the property line or [the edge of](#) road travelway to the structure/use, [whichever is closer](#). The minimum required setbacks [for permitted uses](#) are:

District	Setback*
SM-36 Acres, SM-18 Acres, SM-10 Acres	20.0-feet
SM-174, SM-87, SM-36, SM-18	20.0-feet
SM-9	10.0-feet

* The minimum setback for Special Uses shall be double that of the Zoning District in which it is located. The minimum required setback for accessory structures no larger than 120-square feet is half that of the Zoning District in which it is located.

804.04 Maximum Site Coverage

District	Maximum Site Coverage
SM-36 Acres, SM-18 Acres, SM-10 Acres	25%
SM-174, SM-87	25%
SM-36, SM-18, SM-9	65%

804.05 Distance Between BuildingsStructures

Except as otherwise noted in these Regulations, a minimum distance between principal structures shall be 15-feet; 10-feet for multiple-household structures. Nothing herein shall prevent permanent attachment of principal structures.

804.06 Screening

In Category A, B and C Growth Areas, whenever a non-residential use abuts a residential Zoning District, or is separated therefrom by an alley, the developed area of the non-residential site shall be screened with a 6-foot high solid screen (see [SectionArticle 21805-02](#) for definition). [Non-residential outdoor storage areas shall be screened regardless of abutting Zoning District.](#) The County Zoning Inspector may defer the screening if the abutting residentially-zoned property is not yet developed with a residential use. In Category D (Rural) Areas, [whenever a non-residential use abuts an area designated as Rural Residential \(RR\), the developed area of the non-residential site shall be screened with a 6 foot high solid screen; otherwise](#) screening is not required.

804.07 ~~Cluster~~ Residential Minor Expedited Subdivision Option and Conservation Subdivision Option

Pursuant to [Article 6 of](#) the Cochise County Subdivision Regulations, Minor Expedited Residential Subdivision and Residential Conservation Subdivision options providing a wider latitude of design, more economic use of land and density bonuses are available for development of residential subdivisions.

805 Permitted Accessory Uses

Accessory uses are permitted in SM Zoning Districts provided they are customarily incidental to an established permitted principal use. For residential uses, the following additional accessory uses and buildings shall be permitted:

805.01 Recreational Vehicles (RV's) are allowed as follows:

- A. Storage of no more than two RV's on a parcel (no permit is required).

B. Temporary occupancy of one RV in conjunction with a permitted principal use up to six months in a calendar year with a required Temporary Use Permit; stays of 15-consecutive days or less do not require a permit.

C. Temporary occupancy of RV's in conjunction with the construction of a residential or non-residential permitted principal use. Such occupancy shall be allowed as part of the required permit, and shall be limited to the length of the permit (Temporary Use Permit required, see Article 17). ~~with a required Temporary Use Permit, see Article 18.~~

D. Recreational vehicles accessory to a principal permitted use may not be rented out.

805.02 Rooms in the principal dwelling for roomers, not exceeding 2- such persons per dwelling unit (no permit is required).

805.03 One accessory living quarter in all of the SM districts EXCEPT the SM-18 and SM-9 Zoning District-s, subject to the definition in Article 2 and procedures in Article 17 ~~17~~.

805.04 Family cemeteries on a minimum lot of one- acre (informational permit is required).

805.05 Home occupations.

805.06 Wind Energy Systems, see ~~(Subject to the site development standards in Section~~ Article 18 ~~22).~~

~~805.07-Solar~~ 805.07 Solar Energy Systems, see ~~(Subject to the site development standards in Article 18).~~

806 Special Uses

Any of the following uses may be permitted as a Special Use subject to the procedures and review criteria set forth in Article ~~Section~~ 17 ~~14~~:

806.01 Welfare and or charitable services.

806.02 Day care facilities and or establishments.

806.03 Cultural, historic and or nature exhibits.

806.04 Personal and professional services.

806.05 Health clinics.

806.06 Golf courses.

806.07 Indoor and or outdoor recreational facilities.

806.08 Educational services.

806.09 Residential care institutions.

806.10 Civic, social, fraternal and or business associations.

|

806.11 Cemeteries.

806.12 Bed and breakfast establishment.

806.13 Grocery stores.

806.14 Lighted Outdoor Recreation Facilities.

806.15 Animal Husbandry.

| 806.16 -Farmers Markets.

ARTICLE 9

SR, SINGLE-HOUSEHOLD RESIDENTIAL ZONING DISTRICTS

901 Purpose

SR (Single-Household Residential) Zoning Districts are established to achieve the following purposes:

901.01 To stabilize and protect single-household residential development;

901.02 To provide areas for family living at a broad range of densities; and

901.03 To provide for residential neighborhoods.

902 Division of SR Zoning Districts

The SR (Single-Household Residential) Zoning District shall be further divided into the following density districts, which are so designated on the Official Zoning District Map and subject to the regulations herein:

902.01 SR-36 Acres

902.02 SR-18 Acres

902.03 SR-10 Acres

902.04 SR-4 acres

902.05 SR-2 acres

902.06 SR-43 (1-acre)

902.07 SR-22

902.08 SR-12

902.09 SR-8

Existing PR-40 shall be subject to the requirements of the SR-8 Zoning District. There are nine parcels in the County with this Zoning: Parcels 114-23-030 – 114-23-039.

903 Permitted Principal Uses

The following uses shall be permitted in all SR Zoning Districts, provided that they conform to the applicable site development standards set forth below and meet any other requirements for such uses found in these Regulations, such as off-site road and drainage improvements.

Use

903.01 All single-household dwellings (site built and ~~residential~~ factory built buildings), excluding rehabilitated mobile homes and manufactured homes.

903.02 Utility installations not otherwise exempted by ~~Section 2002~~Article 20, - other than electric generation plants, regional sewage treatment plants, solid waste landfills or incinerators.

903.03 Churches or places of religious worship.

903.04 Residential care homes.

903.05 Emergency vehicle stations not otherwise exempted by ArticleSection 2002.

903.06 Bed and breakfast homestay subject to Section Article 1749.

903.07 Bed and breakfast inn subject to ArticleSection 1749.

903.08 Indoor and/or unlighted outdoor recreational facilities (approved as part of a subdivision review process for subdivision residents and guests only).

903.09 Civic, social, fraternal or business associations (approved as part of a subdivision review process for subdivision residents and guests only).

903.10 Unlighted riding stables, commercial, on a minimum site of 10-acres (approved as part of a subdivision review process for subdivision residents and guests only).

903.11 Community Gardens.

904 Site Development Standards

All uses permitted in SR Zoning Ddistricts shall conform to the following minimum site development standards:

904.01 Minimum Site Area and Maximum Density

The minimum site area and maximum density are as follows:

District	Minimum Site Area	Maximum Density
SR-36 Acres	36-acres	One dwelling unit per 36-acres
SR-18 Acres	18-acres	One dwelling unit per 18-acres
SR-10 Acres	10-acres	One dwelling unit per 10-acres
SR-4 Acres	4-acres	One dwelling unit per 4-acres
SR-2 Acres	2-acres	One dwelling unit per 2-acres
SR-43	43,560-square feet	One dwelling unit per 43,560-square feet
SR-22	22,000-square feet	One dwelling unit per 22,000-square feet
SR-12	12,000-square feet	One dwelling unit per 12,000-square feet
SR-8	8,000-square feet	One dwelling unit per 8,000-square feet

904.02 Maximum Height

Principal structure	30-feet above grade
Accessory structure	20-feet above grade
Wall or fence	8-feet above grade

904.03 Setbacks, Principal and Accessory Structures/Uses

The minimum setback shall be measured from the closest point on the property line or the edge of road travelway to the structure/use whichever is closer. The minimum required setbacks for permitted uses are:

District	Setback*
SR-36 Acres, SR- 18 Acres, SR-10 Acres	20-0 feet
SR-4 Acres, SR-2 Acres, SR-43, SR-	20-0 feet

22	
SR-12, SR-8	10--0 feet

*Note: ~~The minimum S~~setbacks for Special Uses shall be double that of the Zoning District in which it is located. ~~*The minimum required S~~setbacks for accessory structures ~~no larger than~~ 120--square feet ~~or less are is~~ half that of the Zoning District in which it is located.

904.04 Maximum Site Coverage

District	Maximum Site Coverage
SR-36 Acres, SR-18 Acres, SR-10 Acres	25%
SR-4 Acres, SR-2 Acres	25%
SR-43, SR-22, SR-12, SR-8	65%

904.05 Distance Between Structures

Except as otherwise provided in these Regulations, a minimum distance between principal structures shall be 15--feet; 10--feet for multiple-household structures. Nothing herein shall prevent permanent attachment of principal structures.

904.06 Screening

In Category A, B or C Growth Areas, whenever a non-residential use abuts a residential Zoning District or is separated there--from by an alley, the developed area of the non-residential site shall be screened with a 6--foot high solid screen (see ~~Section A~~ ~~article 21805-02~~ for definition). ~~Non-residential outdoor storage areas shall be screened regardless of abutting~~ Zoning Districts. The County Zoning Inspector may defer the screening if the abutting residentially-zoned property is not yet developed with a residential use. In Category D (Rural) Areas, ~~whenever a non-residential use abuts an area designated as Rural Residential (RR), the developed area of the non-residential site shall be screened with a 6 foot high solid screen; otherwise~~ screening is not required.

904.07 ~~Cluster~~ Residential ~~Minor~~Minor-Expedited and/or Conservation Subdivision Options

Pursuant to ~~Article 6 of~~ the Cochise County Subdivision Regulations, Minor ~~Expedited~~ Residential Subdivision and Residential Conservation Subdivision options providing a wider latitude of design, more economic use of land and density bonuses are available for development of residential subdivisions.

905 Permitted Accessory Uses

Accessory uses are permitted in SR Zoning Districts provided they are customarily incidental to an established permitted principal use. ~~For~~ residential uses, the following additional accessory uses and buildings shall be permitted:

905.01 Recreational vehicles (RV's) are allowed as follows:

- A. Storage of no more than two RV's on a parcel (no permit is required).
- B. Temporary occupancy of one RV in conjunction with a permitted principal use up to six months in a calendar year with a required Temporary Use Permit; stays of 15-consecutive days or less do not require a permit.

C. Temporary occupancy of RV's in conjunction with the construction of a residential or non-residential permitted principal use. Such occupancy shall be allowed as part of the required permit, and shall be limited to the length of the permit (Temporary Use Permit required, see Article 17). ~~with a required Temporary Use Permit, see Article 18.~~

D. Recreational vehicles accessory to a principal permitted use may not be rented out.

905.02 Rooms in the principal dwelling for roomers, not exceeding 2 ~~such persons per dwelling unit (no permit is required).~~

905.03 One accessory living quarter in SR-36 Acres, SR-18 Acres, SR-10 Acres, SR-4 Acres, SR-2 Acres, and SR-43 Zoning Districts subject to the definition in Article 2 and the procedures in ~~Section~~Article 17~~17~~.

905.04 Family cemeteries on a minimum lot of one ~~acre (informational permit is required).~~

905.05 Home occupations.

905.06 Wind Energy Systems (Subject to the site development standards in ~~Section~~Article 18~~22~~).

905.07 Solar Energy Systems (Subject to the site development standards in Article 18).~~-~~

906 Special Uses

The following use(s) may be permitted as a Special Use subject to the procedures and review criteria set forth in ~~Section~~Article 17~~16~~:

906.01 Welfare and charitable services.

906.02 Day care facilities and establishments.

906.03 Educational services.

906.04 Personal and professional services.

906.05 Health clinics.

906.06 Residential care institutions.

906.07 Golf courses.

906.08 Indoor and /or outdoor recreational facilities.

906.09 Cultural, historic and /or nature exhibits.

906.10 Bed and breakfast ~~lodging~~establishments.

906.11 Cemeteries.

906.12 Civic, social, fraternal and/or business associations.

906.13 Grocery stores.

|

906.14 Lighted Outdoor Recreation Facilities.

906.15 Animal Husbandry.

|

906.16 Commercial Plant Nurseries.

906.17 Farmers Markets.

ARTICLE 10

MR, MULTIPLE-HOUSEHOLD RESIDENTIAL ZONING DISTRICTS

1001 Purpose

MR (Multiple-Household Residential) Zoning Districts are established to achieve the following purposes:

1001.01 To provide high-density residential development in locations with adequate infrastructure;

1001.02 To allow only those additional uses that are complementary to higher density residential uses; and

1001.03 To stabilize and protect residential development.

1002 Division of MR Zoning Districts

The MR (Multiple-Household Residential) Zoning District shall be further divided into the following density districts, which are so designated on the Official Zoning District Map, and subject to the regulations herein:

1002.01 MR-1

1002.02 MR-2

Existing MR-A, MR-B and MR-C Zoning Districts shall be subject to the requirements of the MR-1 Zoning District. Existing MH-72, MH-54 and MH-36 shall be subject to the requirements of the MR-2 Zoning District. See Article 10 for minimum site areas and maximum density.

1003 Permitted Principal Uses

The following uses shall be permitted in MR Zoning Districts, provided that they conform to the applicable site development standards set forth below and meet any other requirements for such uses found in these Regulations, such as off-site road and drainage improvements.

Use

1003.01 MR-1 Single - and multiple-household dwellings excluding rehabilitated mobile homes, ~~and~~ manufactured homes and recreational vehicles.

MR-2 Single - and multiple-household dwellings including rehabilitated mobile homes, ~~and~~ manufactured homes, mobile home parks, and manufactured home parks and recreational vehicle parks; subject to the maximum densities of Article 10. The standards set forth in Section~~Article~~ 18~~12~~ shall apply to parks.

1003.02 Group quarters.

~~1003.03 Day care facilities and establishments.~~

1003.04~~3~~ Educational services.

1003.05~~4~~ Utility installations not otherwise exempted by Article 20, other than electric generation plants, regional sewage treatment plants, solid waste landfills or incinerators.

1003.065 Churches or places of religious worship.

1003.076 Residential care homes.

1003.087 Emergency vehicle stations not otherwise exempted by Article 20.

1003.098 Bed and breakfast home stay subject to Article 17.

1003.409 Bed and breakfast inn subject to Article 17.

[Scribner's error, see Section 1006.14]

1003.10 Community Gardens.

1004 Site Development Standards

All uses permitted in MR districts, except as otherwise noted, shall conform to the following minimum site development standards:

1004.01 Minimum Site Area and Maximum Density

District	Minimum Site Area	Maximum Density
MR-1	3,600-square feet	One dwelling unit per 3,600-square feet
MR-2	3,600-square feet	One dwelling unit per 3,600-square feet
Previously	Minimum Site Area	Maximum Density
MH-36	3,600-square feet	One dwelling unit per 3,600-square feet
MH-54	5,400-square feet	One dwelling unit per 5,400-square feet
MH-72	7,200-square feet	One dwelling unit per 7,200-square feet

1004.02 Maximum Height

Principal structure	40-feet above grade
Accessory structure	20-feet above grade
Wall or fence	8-feet above grade

1004.03 Setbacks, Principal and Accessory Structures/Uses

The minimum setback shall be measured from the closest point on the property line or the edge of road travelway to the structure/use whichever is closer, as follows:

A. For those MR Zoning Districts which abut MR, NB, GB, LI, HI or PD-2 Zoning Districts, the setback* shall be 57.5-feet. Zero lot lines between townhouses or condominiums within a common development shall be permitted in the MR Zoning District.

B. For those MR Zoning Districts which abut RU, R, SM, or SR or PD-4 Zoning Districts, the setback* shall be 20-feet. Zero lot lines between townhouses or condominiums within a common development shall be permitted in the MR Zoning District.

* The minimum setbacks for Special Uses shall be double that of the Zoning District in which it is located.

1004.04 Maximum Site Coverage – 70-percent.

1004.05 Distance Between Structures

Except as otherwise provided in these Regulations, a minimum distance between principal structures shall be 15-feet; 10-feet for multiple-household structures. Nothing herein shall prevent permanent attachment of principal structures.

1004.06 Screening

In Category A, B or C Growth Areas, whenever a non-residential use abuts a residential Zoning District or is separated therefrom by an alley, the developed area of the non-residential site shall be screened with a 6-foot high solid screen (see [SectionArticle 2 05.02](#) for definition). [Non-residential outdoor storage areas shall be screened regardless of abutting Zoning District.](#) The [County](#) Zoning Inspector may defer the screening if the abutting residentially-zoned property is not yet developed with a residential use. Screening is not required in Category D (Rural) Areas.

1004.07 ~~Cluster~~ Residential ~~Minor Expedited~~ Subdivision Option

Pursuant to [Article 6](#) of the Cochise County Subdivision Regulations, Minor Expedited Residential Subdivision and Residential Conservation Subdivision options providing a wider latitude of design, more economic use of land and density bonuses are available for development of residential subdivisions.

1005 Permitted Accessory Uses

Accessory uses are permitted in the MR Zoning District provided they are customarily incidental to an established permitted principal use. For residential uses, the following additional accessory uses and structures shall be permitted:

1005.01 Recreational Vehicles (RV's) are allowed as follows:

- A. Storage of no more than two RV's on a parcel (no permit is required).
- B. Temporary occupancy of one RV in conjunction with a permitted principal use up to six months in a calendar year with a required Temporary Use Permit; stays of 15-consecutive days or less do not require a permit.
- C. Temporary occupancy of RV's in conjunction with the construction of a residential or non-residential permitted principal use. [Such occupancy shall be allowed as part of the required permit, and shall be limited to the length of the permit \(Temporary Use Permit required, see Article 17\).](#) ~~with a required Temporary Use Permit, see Article 18.~~
- [D. Recreational vehicles accessory to a principal permitted use may not be rented out.](#)

1005.02 Rooms in the principal dwelling for roomers, not exceeding 2-such persons per dwelling unit (no permit is required).

1005.03 Family cemeteries [on a minimum of one-acre](#) (informational permit is required).

1005.04 Home occupations.

1005.05 Indoor and/or outdoor recreational facilities accessory to the principal use.

~~1005.06~~ Wind Energy Systems, ~~see (Subject to the site development standards in SectionArticle 1822).~~

~~1005.07~~ Solar Energy Systems, ~~see (Subject to the site development standards in Article 18.~~

1006 Special Uses

The following uses may be permitted as a Special Use subject to the procedures and review criteria set forth in [SectionArticle 1717](#):

1006.01 Welfare and charitable services.

1006.02 Regional sewage treatment plants.

1006.03 Hospitals.

1006.04 Bed and breakfast establishment.

1006.05 Cultural, historic and/or nature exhibits.

1006.06 Indoor and/or outdoor recreational facilities.

1006.07 Civic, social, fraternal [and/or](#) business associations.

1006.08 Golf courses.

1006.09 Cemeteries.

1006.10 Grocery stores.

1006.11 Lighted Outdoor Recreation Facilities.

1006.12 Personal and professional services.

1006.13 Residential care institutions.

1006.14 Health clinics.

1006.15 Day care facilities and establishments.

~~1006.14~~1006.16 [Farmers Markets.](#)

ARTICLE 11

NB, NEIGHBORHOOD BUSINESS ZONING DISTRICT

1101 Purpose

The NB (Neighborhood Business) district is established to achieve the following purposes:

1101.01 To provide areas for small shops, businesses and service establishments in convenient locations to meet the daily needs of households in surrounding residential areas;

1101.02 To preserve the essential neighborhood character of the district by preventing encroachment by more intensive commercial uses having market areas extending beyond nearby neighborhoods;

1101.03 To maintain compatibility between neighborhood-oriented commercial areas and adjacent residential areas; and

1101.04 To avoid any undue concentration of vehicular traffic on local districts.

1102 Permitted Principal Uses

The following uses shall be permitted in NB Zoning Districts provided they conform to the applicable site development standards set forth below, and meet any other requirements for such uses found in these Regulations such as off-site road and drainage improvements.

Use

1102.01 All single and multiple-household dwellings, excluding rehabilitated mobile homes.

1102.02 Group quarters.

1102.03 Day care facilities.

1102.04 Day care establishments, not to exceed 2,500 square feet of floor area.

1102.05 Educational services.

1102.06 All utility installations not otherwise exempted by Section 2002, other than electric generation plants, regional sewage treatment plants and solid waste landfills or incinerators.

1102.07 Churches or places of religious worship.

| 1102.08 Cultural, historic and/or nature exhibits.

| 1102.09 Civic, social, fraternal, and/or business associations.

1102.10 Personal and Professional services, not to exceed 2,500 square feet of floor area.

1102.11 Indoor and outdoor recreational facilities, not to exceed 2,500 square feet of floor or recreation area.

1102.12 Retail sales of merchandise, not to exceed 2,500 square feet of floor area. May include on-site manufacturing incidental and accessory to the sale of goods such as but not limited to baked goods.

1102.13 Restaurants, bars, taverns and/or nightclubs, not to exceed 2,500 square feet of floor area.

1102.14 Residential care homes.

1102.15 Emergency vehicle stations not otherwise exempted by [SectionArticle 2002](#).

1102.16 Bed and breakfast homestay subject to [SectionArticle 1749](#).

1102.17 Bed and breakfast inn subject to [Section Article 1749](#).

1102.18 Health clinics.

1102.19 Repair Services, light, [enclosed](#), not to exceed 2,500 square feet of floor area.

1102.20 [Farmers Markets](#).

1102.21 [Community Gardens](#).

1103 Site Development Standards

All uses permitted in an NB Zoning District shall conform to the following minimum site development standards in addition to the provisions of Article 18:

1103.01 Minimum Site Area and Maximum Density

Minimum Site Area	Maximum Density
3,600 square feet	One dwelling unit or principal structure per 3,600 square feet

1103.02 Maximum Height

Principal structure	30 feet above grade
Accessory structure (residential)	20 feet above grade
Fence or wall	8 feet above grade

~~1103.03 Screening~~

~~In Category A, B, or C Growth Areas, whenever a non-residential use abuts a residential Zoning District or is separated therefrom by an alley, the developed area of the non-residential site shall be screened with a 6-foot high solid screen (see Section 1805.02 for definition). Non-residential outdoor storage areas shall be screened regardless of abutting Zoning District. The Zoning Inspector may defer the screening if the abutting residentially-zoned property is not yet developed with a residential use. In Category D (Rural) Areas whenever a non-residential use abuts an area designated as Rural Residential (RR), the developed area of the non-residential site shall be screened with a 6 foot high solid screen; otherwise screening is not required.~~

1103.043 Setbacks, Principal and Accessory Structures/Uses

The minimum setback shall be measured from the closest point on the property line or [the](#)

edge of road travelway to the structure/use whichever is closer. The minimum setback for permitted principal uses shall be 20 feet. The minimum setback for Special Uses shall be 40 feet.

1103.064 Maximum Site Coverage - 65 percent

1103.075 Distance Between Buildings Structures

Except as otherwise provided in these Regulations, a minimum distance between principal structures shall be 15 feet; 10 feet for multiple-household structures. Nothing herein shall prevent permanent attachment of principal structures.

1103.06 Screening

In Category A, B, or C Growth Areas, whenever a non-residential use abuts a residential Zoning District or is separated therefrom by an alley, the developed area of the non-residential site shall be screened with a six-foot high solid screen (see Article 182 for definition). Non-residential outdoor storage areas shall be screened regardless of abutting Zoning District. The County Zoning Inspector may defer the screening if the abutting residentially-zoned property is not yet developed with a residential use. In Category D (Rural) Areas screening is not required.

1104 Permitted Accessory Uses

Accessory uses are permitted in the NB Zoning District provided they are customarily incidental to an established permitted principal use. For residential uses, the following additional accessory uses and structures shall be permitted:

1104.01 Recreational Vehicles (RV's) are allowed as follows:

- A. Storage of no more than two RV's on a parcel (no permit is required).
- B. Temporary occupancy of one RV in conjunction with a permitted principal use up to six months in a calendar year with a required Temporary Use Permit; stays of 15-consecutive days or less do not require a permit.
- C. Temporary occupancy of RV's in conjunction with the construction of a residential or non-residential permitted principal use. Such occupancy shall be allowed as part of the required permit, and shall be limited to the length of the permit (Temporary Use Permit required, see Article 17).

D. Recreational vehicles accessory to a principal permitted use may not be rented out.

1104.02 Rooms in the principal dwelling for roomers, not exceeding two such persons per dwelling unit (no permit is required).

1104.03 Family cemeteries on a minimum lot of at least one-acre (informational permit is required).

1104.04 Home occupations.

1104.05 Wind Energy Systems, see (Subject to the site development standards in Section Article 1822).

1104.06 Solar Energy Systems, ~~see (Subject to the site development standards in Article 18).~~

1105 Other Permitted Uses

Wire fences or unslatted chainlink fences six-feet or less in height are allowed without a principal permitted use (setbacks do no apply, no permit required).

1106 Special Uses

The following uses may be permitted as a Special Use subject to the procedures and review criteria set forth in ~~Section~~Article 1746:

1106.01 Welfare and charitable services.

1106.02 Convenience stores.

1106.03 Sewage treatment plants.

1106.04 Residential care institutions.

1106.05 Hospitals.

1106.06 Funeral and/or crematory services.

1106.07 Retail sales exceeding 2,500-square feet of floor area.

1106.08 Restaurants, bars, taverns and/or nightclubs.

1106.09 Indoor and/or outdoor recreational facilities.

1106.10 Cemeteries.

1106.11 Golf courses.

1106.12 Day care establishments.

1106.13 Repair services, automotive (enclosed), not to exceed 2,500-square feet of floor area.

1106.14 Wireless communication towers, ~~see (Subject to the site development standards in Article 18).~~

1106.15 Bed and breakfast establishment.

1106.16 Lighted Outdoor Recreation Facilities.

1106.17 Animal husbandry.

1106.18 Mini-warehouses.

1106.19 Commercial Plant Nurseries.

ARTICLE 12

GB, GENERAL BUSINESS ZONING DISTRICT

1201 Purpose

The GB (General Business) Zoning District is established:

1201.01 To provide appropriate areas for office uses, retail stores and service establishments in which the market area extends beyond the nearby neighborhoods;

1201.02 To provide wholesale or distribution activities in locations with adequate access to major streets and highways;

1201.03 To encourage concentrated development of commercial activities for the convenience of the public;

1201.04 To provide adequate space to meet the needs of commercial development, with adequate off-street parking and minimal traffic congestion; and

1201.05 To protect commercial uses from objectionable influences of industrial uses as well as incompatible residential development.

1202 Permitted Principal Uses

The following uses shall be permitted in the GB Zoning District provided they conform to the applicable site development standards set forth below, and meet any other requirements for such uses found in these Regulations such as off-site road and drainage improvements.

Use

1202.01 Group quarters.

1202.02 Guest lodging.

1202.03 ~~Mobile home, manufactured home and Recreational vehicle parks, see , and manufactured home parks. The standards set forth in ArticleSection 1812 shall apply.~~

1202.04 ~~Bed and breakfast Hlodging (Homestay, Inn, and Establishment, see) subject to Section Article 1749.~~

1202.05 Day care facilities and establishments.

1202.06 Educational services.

1202.07 Utility installations not otherwise exempted by ~~SectionArticle 2002~~, other than electric generation plants, regional sewage treatment plants and solid waste landfills or incinerators.

1202.08 Churches or places of religious worship.

1202.09 Welfare and charitable services.

1202.10 Cultural, historic and/or nature exhibits.

- | 1202.11 Civic, social, fraternal and/or business associations.
- | 1202.12 Hospitals ~~and including ambulatory services.~~
- | 1202.13 Personal and professional services.
- | 1202.14 Banks and banking services.
- | 1202.15 Research and testing laboratories, enclosed.
- | 1202.16 Veterinary clinics ~~and/or~~ animal hospitals.
- | 1202.17 Funeral and/or crematory services.
- | 1202.18 Cemeteries.
- | 1202.19 Indoor and/or outdoor recreational facilities.
- | 1202.20 Riding stables, commercial, on a minimum site of 10 acres.
- | 1202.21 Gasoline/service stations.
- | 1202.22 Convenience stores ~~and grocery stores.~~
- | 1202.23 ~~Grocery stores.~~
- | 1202.234 ~~Restaurants,~~ bars, taverns and/or nightclubs.
- | 1202.245 ~~Shopping~~ centers.
- | 1202.256 Retail sales or rentals. May include on-site manufacturing incidental and accessory to the sale of goods such as but not limited to baked goods.
- | 1202.267 ~~Repair~~ services (enclosed building), ~~automotive and~~ small engine. Vehicles awaiting repair, need not be enclosed or screened.
- | 1202.278 ~~Repair~~ services, light.
- | 1202.289 ~~Contract~~ construction services.
- | 1202.2930 Wireless communications towers at a maximum height of 40'-feet; see ~~Section~~Article 1843 for applicable site development standards.
- | 1202.301 ~~Parking~~ lots and/or garages, commercial.
- | 1202.312 ~~Bus~~ and/or rail terminals and accessory maintenance yards and garages.
- | 1202.323 ~~Mini~~-warehouses.
- | 1202.334 ~~Printing~~ and/or publishing businesses.
- | 1202.345 ~~Meat~~-cutting and butchering shops.
- | 1202.356 ~~Warehousing,~~ distribution and storage of non-hazardous goods, (not to exceed 10,000 square feet of floor area).

1202.367 Impoundment storage yards.

1202.378 Single - and multiple- household dwellings not to exceed a density of one dwelling unit per 3,600- square feet and further provided that the site shall not be considered a residential site. Additional non-residential principal uses shall not be allowed in manufactured/mobile home parks nor on multiple-household dwelling sites; non-residential uses accessory to the multiple-household use are permitted.

1202.389 Residential care homes.

1202.3940 Residential care institutions.

1202.401 Health clinics.

1202.412 Car washes.

1202.423 Emergency vehicle stations not otherwise exempted by SectionArticle 2002.

1202.434 Commercial plant nurseries.

1202.45 Farmers markets.

1202.46 Community gardens.

1203 Site Development Standards

All uses permitted in GB districts shall conform to the following minimum site development standards in addition to the provisions of Article 18:

1203.01 Maximum Height

Structure	40- feet above grade
Fence or wall	10- feet above grade

1203.02 Setbacks, Principal and Accessory Structures/Uses

The minimum setback shall be measured from the closest point on the property line or the edge of the road travelway to the structure/use as follows:

A. For those GB Zoning Districts which abut LI, HI, GB, or NB or PD Zoning Districts, the setback* shall be a minimum of 5- feet, except that the structure/use shall maintain a setback of 20- feet from any road travelway. Zero lot lines between townhouses or condominiums within a common development shall be permitted. The minimum setbacks for Special Uses shall be 10- feet.

B. For those GB Zoning Districts which abut RU, TR, SR, SM, PD -4 or MR Zoning Districts the setback* shall be a minimum of 40- feet and 20- feet from any road travelway. Zero lot lines between townhouses or condominiums within a common development shall be permitted. The minimum setbacks for Special Uses shall be 80- feet.

~~*The minimum setbacks for Special Uses shall be 80 feet.~~

1203.03 Maximum Site Coverage: ~~85~~ percent.

1203.04 Distances Between Structures

Except as otherwise provided in these Regulations, the minimum distance between principal structures shall be ~~15~~-feet; ~~10~~-feet for multiple-household structures. Nothing herein shall prevent permanent attachment of principal structures.

1203.05 Screening

In category A, B or C Growth Areas, whenever a non-residential use abuts a residential Zoning District or is separated there-from by an alley, the developed area of the non-residential site shall be screened with a ~~6~~-foot high solid screen (see Section Article 1805.02 for definition). The County Zoning Inspector may defer the screening if the abutting residentially-zoned property is not yet developed with a residential use. Non-residential ~~Outdoor~~ storage areas shall be screened regardless of abutting Zoning District. In Category D (Rural) Areas ~~whenever a non-residential use abuts an area designated as Rural Residential (RR), the developed area of the non-residential site shall be screened with a 6 foot high solid screen; otherwise~~ screening is not required.

1203.06 Electrical Disturbance and Glare

No use except a temporary construction operation shall be permitted which creates harsh, uncomfortably bright light detectable beyond the boundaries of the site. No use shall be permitted which creates electrical disturbances that unreasonably affects the operation of any equipment beyond the boundaries of the site.

1203.07 Noise or Vibration

No noise or vibration (other than normal vehicular traffic) shall be permitted which is discernible on neighboring residential sites to the unaided human senses for ~~3~~-minutes or more duration in any ~~1~~-hour of the day between the hours of 7:00 a.m. and 7:00 p.m. or of ~~30~~-seconds or more duration in any ~~1~~-hour between the hours of 7:00 p.m. and 7:00 a.m.

1203.08 Odors

No emission of odorous gases or other odorous matter shall be permitted in quantities sufficient to be offensive or to create a nuisance or hazard beyond the site boundaries.

1203.09 Other Nuisances or Emissions Beyond the Site Boundaries

No emission shall be permitted which can damage health, animals or vegetation or other forms of property or which can cause any nuisance or hazard.

1204 Permitted Accessory Uses

~~1204.01~~ Accessory uses are permitted in GB Zoning Districts provided they are customarily incidental to an established permitted principal use. Accessory structures may exceed the size of the principal structure provided that all other site development standards are met. The following additional accessory uses and structures shall be permitted:

1204.01 —Recreational Vehicles (RV's) are allowed as follows:

A. Storage of no more than two RV's on a parcel, no permit is required.

B. Temporary occupancy of one RV in conjunction with a permitted principal use up to six months in a calendar year with a required Temporary Use Permit; stays of 15-consecutive days or less do not require a permit.

C. Temporary occupancy of RV's in conjunction with the construction of a residential or non-residential permitted principal use. Such occupancy shall be allowed as part of the required permit, and shall be limited to the length of the permit (Temporary Use Permit required, see Article 17).-with a required Temporary Use Permit, see Article 18.

D. Recreational vehicles accessory to a principal permitted use may not be rented out.

C. 1204.02: Rooms in the principal dwelling for roomers, not exceeding two2 such persons per dwelling unit, -(no permit is required).

1204.03 Home occupations in a principal dwelling.

1204.034 Wind Energy Systems, see (Subject to the site development standards in SectionArticle 18Article 18.22).

—1204.045 Solar5 Solar Energy Systems(Systems, see (Subject to the site development standards in Article 18). 48).

1205 Special Uses

The following uses may be permitted as a Special Use subject to the procedures and review criteria set forth in SectionArticle 1717 of these Regulations:

1205.01 Manufacturing, wholesaling, warehousing, distribution and/or storage of goods.

1205.02 Zoos and/or other outdoor animal exhibits.

1205.03 Fairgrounds and/or amusement parks.

1205.04 Animal husbandry services.

1205.05 Motion picture production sites/studios, permanent.

1205.06 Recycling centers.

1205.07 Offender rehabilitation facilities.

1205.08 Jails, prisons, and detention centers.

1205.09 Billboards.

1205.10 Swap meets.

1205.11 Repair services (unenclosed) and/or large engines.

1205.12 Wireless communications towers over exceeding 40-feet' in height, ~~see~~
~~Section Article 1813 Subject to see the for applicable~~ site development standards in Article
18.

1205.13 Regional sewage treatment plants.

1205.14 Truck stops.

1205.15 Lighted Outdoor Recreation Facilities.

1205.16 Golf courses.

1205.17 Solar Energy Power Plants, see— site development standards in Article 18.

1205.18 Wind Energy Power Plants, see— site development standards in Article 18.

~~1205.18~~ 1205.19 Medical Marijuana Cultivation Facility, ~~Subject to the see~~ site
development standards in Article 18.

~~1205.19~~ 1205.20 Medical Marijuana Dispensary, see— Subject to the site development
standards in Article 18.

~~1205.20~~ 1205.21 Medical Marijuana Dispensary Cultivation Facility, ~~Subject to the see~~
site development standards in Article 18.

1205.22 Medical Marijuana Infusion Facility, ~~Subject to the see~~ site development standards
in Article 18.

~~1205.21~~ 1205.23 Commercial Kennels.

ARTICLE 13

LI, LIGHT INDUSTRY ZONING DISTRICT

1301 Purpose

The LI (Light Industry) Zoning District is established:

1301.01 To encourage the establishment of light industrial uses in locations which are suitable and appropriate, taking into consideration land uses on adjacent and nearby properties, access to major streets and highways, rail services and other means of transportation, and availability of public utilities;

1301.02 To encourage manufacturing uses which can be operated in a relatively clean, quiet and safe manner, without producing objectionable effects that would impose hazards to adjacent and nearby properties by reason of smoke, soot, dust, odor, radiation, noise, vibrations, heat, glare, toxic fumes, or other conditions that would adversely affect the public health, safety, convenience and general welfare; and

1301.03 To allow heavy commercial, but not residential, uses compatible with light industrial uses.

1302 Permitted Principal Uses

The following uses shall be permitted in LI Zoning Districts provided they conform to the applicable site development standards below and meet any other requirements for such uses found in these Zoning Regulations such as off-site road and drainage improvements.

Use

1302.01 Educational services.

1302.02 Utility installations not otherwise exempted by ArticleSection 2002, other than regional sewage treatment plants, electric generation plants, and solid waste landfills or incinerators.

1302.03 Churches or places of religious worship.

1302.04 Banks and banking services.

1302.05 Personal and professional services.

1302.06 Research and testing laboratories.

1302.07 Veterinary clinics, animal hospitals, and animal husbandry services

1302.08 Animal husbandry services.

1302.089 Indoor and or outdoor recreational facilities.

1302.0910 Convenience stores.

1302.101 Riding stables, commercial, on a minimum site of 10-acres.

- | 1302.112 Retail sales, including outdoor sales, rentals or accessory storage.
- | 1302.123 Gasoline/service stations.
- | 1302.134 Restaurants, bars, taverns, and/or nightclubs.
- | 1302.145 Swap meets.
- | 1302.156 Repair services.
- | 1302.167 Contract construction services.
- | 1302.178 Wireless communications towers, ~~maximum- height of up to~~ 199-feet-in height, see ~~Section~~Article 1813 for applicable site development standards.
- | 1302.189 Parking lots, commercial.
- | 1302.1920 Bus, rail, and/or truck terminals, and accessory maintenance yards and garages.
- | 1302.201 Manufacturing, wholesaling, warehousing, distribution and/or storage of goods.
- | 1302.212 Motion picture production sites/studios.
- | 1302.223 Printing and/or publishing businesses.
- | 1302.234 Custom butchering/meat curing/processing.
- | 1302.245 Agricultural processing services.
- | 1302.256 Mini-warehouses.
- | 1302.267 Hospitals ~~and including ambulatory~~ services.
- | 1302.278 Funeral and/or crematory services.
- | 1302.289 Recycling centers.
- | 1302.2930 Cultural, historic and/or nature exhibits.
- | 1302.301 Welfare and/or charitable services.
- | 1302.312 Impoundment storage yards.
- | 1302.33 Zoos and/or other animal exhibits.
- | 1302.34 Fairgrounds and/or amusement parks.
- | 1302.35 Truck stops.
- | 1302.36 Emergency vehicle stations not otherwise exempted by ~~Section~~Article 2002.
- | 1302.37 Solid waste transfer stations.
- | 1302.378— Commercial plant nurseries.

~~1302.389~~ —Car Wash.

~~1302.3940~~ —Anemometers, Temporary Use Permit not to exceed three years is required.

1302.41 On-site Agricultural processing subject to Article 17.

1302.42 Ag-processing with a 300-foot minimum setback.

1302.43 Slaughterhouse/meat packing plants with a 300-foot minimum setback.

~~1302.44 Farmers~~1302.44 Farmers markets.

~~1302.45 Community~~1302.45 Community gardens.

1303 Site Development Standards

All uses permitted in an LI Zoning District shall conform to the following minimum site development standards:

1303.01 Maximum Height

Structure	40-feet above grade (except Wireless Communication Towers)
Fence or wall	10-feet above grade

1303.02 Setbacks, Principal and Accessory Structures/Uses

The minimum setback shall be measured from the closest point on the property line or road travelway to the structure/use as follows:

A. For those LI Zoning Districts which abut LI, HI, GB or PD Zoning Districts, the setback* shall be a minimum of 5-feet , except that the structure/use shall maintain a setback of 20-feet from any road travelway.

B. For those LI Zoning Districts which abut RU, R, SR, SM, PD-1, NB or MR Zoning Districts the setback* shall be a minimum of 80-feet and 20-feet from any road travelway.

* The minimum setbacks for Special Uses shall be 160-feet.

1303.03 Maximum Site Coverage: 85-percent

1303.04 Distance Between Structures

Except as otherwise provided in these Regulations, the minimum distance between structures shall be 15-feet; 10-feet for multiple-household structures. Nothing herein shall prevent permanent attachment of principal structures.

1303.05 Screening

In category A, B or C Growth Areas, whenever a non-residential use abuts a residential Zoning District or is separated there from by an alley, the developed area of the non-residential site shall be screened with a six-foot high solid screen (see Section 1805.02 for definition). Outdoor storage areas shall be screened regardless of abutting Zoning District. The Zoning Inspector may defer the screening if the abutting residentially-zoned property is

not yet developed with a residential use. In Category D (Rural) Areas whenever a non-residential use abuts an area designated as Rural Residential (RR), the developed area of the non-residential site shall be screened with a six-foot high solid screen; otherwise screening is not required.

1303.06 Electrical Disturbance and Glare

No use except a temporary construction operation shall be permitted which creates harsh, uncomfortably bright light detectable beyond the boundaries of the site. No use shall be permitted which creates electrical disturbances that affects the operation of any equipment beyond the boundaries of the site.

1303.07 Noise or Vibration

No noise or vibration (other than normal vehicular traffic) shall be permitted which is discernible on neighboring residential sites, to the unaided human senses for three-minutes or more duration in any one-hour of the day between the hours of 7:00 a.m. to 7:00 p.m. or of 30-seconds or more duration in any one hour during the hours of 7:00 p.m. and 7:00 a.m.

1303.08 Odors

No emission of odorous gases or other odorous matter shall be permitted in quantities sufficient to be offensive or to create a nuisance or hazard beyond the site boundaries.

1303.09 Other Nuisances or Emissions Beyond the Site Boundaries

No emission shall be permitted which can damage health, animals or vegetation, or other forms of property, or which can cause any nuisance or hazard beyond the site boundaries.

1304 Permitted Accessory Uses

Accessory uses are permitted in the LI Zoning District provided they are customarily incidental to an established permitted principal use. Accessory structures may exceed the size of the principal structure provided that all other site development standards are met.

1304.01 One dwelling or recreational vehicle for the family or employees of the owner/operator or caretaker of the site of a principal use. Dwelling or RV shall not be rented to the public.

~~1304.02 Temporary occupancy of recreational vehicles in conjunction with the construction of a principal use (a Temporary Use Permit is required, see Section Article 481817.03,A).~~

1304.032 Recreational Vehicles (RV's) are allowed as follows:

- A. Storage of no more than two RV's on a parcel (no permit is required).
- B. Temporary occupancy of one RV in conjunction with a permitted principal use up to six months in a calendar year with a required Temporary Use Permit; stays of 15-consecutive days or less do not require a permit.
- C. Temporary occupancy of RV's in conjunction with the construction of a residential or non-residential permitted principal use. Such occupancy shall be allowed as part of the required permit, and shall be limited to the length of the permit (Temporary Use Permit required, see Article 17). ~~with a required Temporary Use Permit, see Article 48.~~

D. Recreational vehicles accessory to a principal permitted use may not be rented out.

1304.043 Wind Energy Systems, see (Subject to the site development standards in SectionArticle 1822).

1304.054 ~~Solar~~ 4 Solar Energy Systems, see (Subject to the site development standards in Article 18).

1305 Special Uses

The following uses may be permitted as a Special Use subject to the procedures and review criteria set forth in SectionArticle 1716:

1305.01 Cemeteries.

1305.02 Offender rehabilitation facilities.

1305.03 Jails, prisons, and or detention centers.

1305.04 Billboards.

1305.05 Slaughterhouses/ meat packing plants.

1305.06 Solid waste landfills or incinerators.

1305.07 Regional sewage treatment plants.

1305.08 Lighted Outdoor Recreation Facilities.

1305.09 Electrical generating plants.

1305.10 Airports, heliports and/or flying fields sairstrips, helipads and heliports.

1305.11 Wind Energy Power Plants.

1305.12 Wireless communications towers greater than exceeding 199-feet in height, see applicable site development standards in see SectionArticle 18.13 for applicable site development standards.

1305.13 Solar Energy Power Plants.

1305.14 Medical Marijuana Cultivation Facility, see site development standards in Article 18.see SectionArticle 1825 for applicable site development standards)

1305.15 Medical Marijuana Dispensary, see site development standards in Article 18.see SectionArticle 1825 for applicable site development standards)

1305.16 Medical Marijuana Dispensary Cultivation Facility, see site development standards in Article 18.see SectionArticle 1825 for applicable site development standards)

1305.17 Medical Marijuana Infusion Facility, see site development standards in Article 18.see SectionArticle 1825 for applicable site development standards)

1305.17 1305.18 Commercial Kennels.

ARTICLE 14

HI, HEAVY INDUSTRY ZONING DISTRICT

1401 Purpose

The HI (Heavy Industry) Zoning District is established:

1401.01 To encourage the establishment of heavy industrial uses in locations which are suitable and appropriate, taking into consideration land uses on adjacent and nearby properties, adequacy of access to major streets and highways, rail services and other means of transportation, and availability of public utilities; and

1401.02 To allow within safe limits industrial uses and structures having physical characteristics which may be offensive or hazardous or which might otherwise adversely affect nearby properties and uses.

1402 Permitted **Principal** Uses

The following uses shall be permitted in HI Zoning Districts provided they conform to the applicable site development standards below and any other requirements for such uses found in these Zoning Regulations, such as off-site road and drainage improvements.

Use

1402.01 Utility installations not otherwise exempted by ~~Section Article 2002~~, other than electric generation plants; regional sewage treatment plants; and solid waste landfills or incinerators.

1402.02 Research and testing laboratories.

1402.03 Veterinary clinics, ~~and/or~~ animal hospitals.

1402.04 Animal husbandry services.

1402.04 Repair services.

1402.05 Contract construction services.

1402.06 Wireless communications towers, ~~see site development standards in Article 18. see Section Article 1813 for applicable site development standards.~~

1402.07 Bus, rail, and ~~/or~~ truck terminals, and accessory maintenance yards and garages.

1402.08 Commercial feedlots, stockyards and ~~/or~~ auction barns.

1402.09 Manufacturing, wholesaling, warehousing, distribution and ~~/or~~ storage of goods.

1402.10 Agricultural processing services.

1402.11 Custom butchering/meat curing/processing.

1402.12 Jails, prisons and ~~/or~~ detention centers.

- | 1402.13 _Offender rehabilitation facilities.
- | 1402.14 _Recycling centers.
- | 1402.15 _Impoundment storage yards.
- | 1402.16 _Motion picture production sites/studios.
- | 1402.17 _Parking lots, commercial.
- | 1402.18 _Printing and publishing businesses.
- | 1402.19 _Gasoline/service stations.
- | 1402.20 _Banks and banking services.
- | 1402.21 _Personal and professional services.
- | 1402.22 _Truck stops.
- | 1402.23 _Emergency vehicle stations not otherwise exempted by ArticleSection 2002.
- | 1402.24 _Funeral and/or crematory services.
- | 1402.25 _Restaurants, bars, taverns and/or nightclubs.
- | 1402.26 _Solid waste transfer stations.
- | 1402.27 _Carwash.
- | 1402.28 _Anemometers (Temporary Use Permit not to exceed three years).
- | 1402.29 _On-site agricultural processing, subject to Section 1704.01a-Article 17.
- | 1402.30 _Commercial feedlots with 300-foot minimum setback.
- | 1402.31 _Slaughterhouses/meat packing plants with a 300-foot minimum setback.
- | 1402.32 _Ag-processing with a 300-foot minimum setback.
- | 1402.33 _Anemometers (Temporary Use Permit not to exceed three years).
- | 1402.34 _Commercial plant nurseries.
- | 1402.35 _Cemeteries.

1403 Site Development Standards

All uses permitted in HI districts shall conform to the following minimum site development standards:

| 1403.01 Maximum Height

Structure	50-feet above grade (except Wireless Communication Towers)
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Fence or wall	15-feet above grade
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1403.02 Setbacks, Principal and Accessory Structures/Uses

The minimum setback shall be measured from the closest point on the property line or the edge of road travelway to the structure/use whichever is closer as follows:

A. For those HI Zoning Districts which abut HI, or LI, or PD Zoning Districts, the setback* shall be a minimum of 5-feet, except that the structure/use shall maintain a setback of 20-feet from any road travelway and any other setbacks required by building codes.

B. For those HI Zoning Districts which abut RU, R, SR, SM, PD-4, NB, MR or GB Zoning Districts the setback* shall be a minimum of 100-feet and 20-feet from any road travelway.

* The minimum setbacks for Special Uses shall be 200-feet.

1403.03 Maximum Site Coverage: —85-percent

1403.04 Distance Between BuildingsStructures

Except as otherwise provided in these Regulations, a minimum distance between principal structures shall be 15-feet; 10-feet for multiple-household structures. Nothing herein shall prevent permanent attachment of principal structures.

1403.05 Screening

Whenever a non-residential use abuts a residential Zoning District or is separated therefrom by an alley, the developed area of the non-residential site shall be screened with a 6-foot high solid screen (see SectionArticle 1805.02 for definition). The County Zoning Inspector may defer the screening if the abutting residentially-zoned property is not yet developed with a residential use.

1403.06 Electrical Disturbance and Glare

No use except a temporary construction operation shall be permitted which creates harsh, uncomfortably bright light detectable beyond the boundaries of the site. No use shall be permitted which creates electrical disturbances that unreasonably affects the operation of any equipment beyond the boundaries of the site.

1403.07 Noise or Vibration

No noise or vibration (other than normal vehicular traffic) shall be permitted which is discernible on neighboring residential sites, to the unaided human senses for 3-minutes or more duration in any one hour of the day between the hours of 7:00 a.m. to 7:00 p.m. or of 30-seconds or more duration in any one-hour during the hours of 7:00 p.m. and 7:00 a.m.

1403.08 Odors

No emission of odorous gases or other odorous matter shall be permitted in quantities sufficient to be offensive or to create a nuisance or hazard beyond the site boundaries.

1403.09 Other Nuisances or Emissions Beyond the Site Boundaries

No emission shall be permitted which can damage health, animals or vegetation, or other forms of property, or which can cause any nuisance or hazard.

1404 Permitted Accessory Uses

Accessory uses are permitted in the HI Zoning District provided they are customarily incidental to an established permitted principal use. Accessory structures may exceed the size of the principal structure provided that all other site development standards are met.

1404.01 One dwelling or recreational vehicle for the family or employees of the owner/operator or caretaker of the site of a principal use. Dwelling or RV shall not be rented to the public.

1404.02 ~~Temporary occupancy of recreational vehicles in conjunction with the construction of a principal use (a Temporary Use Permit is required, see Section Article 1817.03,A).~~

1404.023 Recreational Vehicles (RV's) are allowed as follows:

A. Storage of no more than two RV's on a parcel (no permit is required).

B. Temporary occupancy of one RV in conjunction with a permitted principal use up to six months in a calendar year with a required Temporary Use Permit; stays of 15-consecutive days or less do not require a permit.

C. Temporary occupancy of RV's in conjunction with the construction of a residential or non-residential permitted principal use. Such occupancy shall be allowed as part of the required permit, and shall be limited to the length of the permit (Temporary Use Permit required, see Article 17).

~~with a required Temporary Use Permit, see Article 18.~~

~~D. Recreational vehicles accessory to a principal permitted use may not be rented out.~~

1404.04 Wind energy systems, ~~see (Subject to the~~ site development standards in ~~Section Article 1822).~~

1404.05 Solar energy systems, ~~see (Subject to the~~ site development standards in ~~Article 18).~~

1405 Special Uses

In HI Zoning Districts, the following uses may be permitted as a Special Use subject to the procedures and review criteria set forth in Section Article 1746 of these Regulations.

1405.01 Electrical generation plants.

1405.02 Regional sewage treatment plants.

1405.03 Solid waste landfills or incinerators

1405.04 Manufacturing, wholesaling, warehousing, distribution or storage of materials that are inflammable, explosive, ~~or~~ hazardous or that create ~~hazardous or commonly recognized offensive conditions offsite impacts~~, such as dust, noise, ~~or~~ smoke ~~or odors detectable off site~~.

1405.05 Billboards.

1405.06 Lighted outdoor recreation facilities.

1405.07 Airports, airstrips, helipads and heliports ~~and flying fields.~~

1405.08 Junkyards.

1405.09 Slaughterhouses/meat packing plants with less than a 300-foot minimum setback.

1405.10 Wind energy power plants, see (S site development standards in Article18).

1405.11 Solar energy power plants, see(S site development standards in Article18).

1405.12 Medical marijuana cultivation facility, see site development standards in Article 18.
see SectionArticle 1825 for applicable site development

1405.13 Commercial feedlots with less than a 300-foot minimum setback.

1405.14 Ag-processing with less than a 300-foot minimum setback.

1405.15 Medical marijuana dispensary facility, see site development standards in Article 18.

1405.16 Medical marijuana dispensary/cultivation facility, see site development standards in Article 18.

1405.141405.17 Medical marijuana infusion facility, see site development standards in Article 18.

1405.18 Commercial Kennels.

ARTICLE 15

PD, PLANNED DEVELOPMENT DISTRICTS

1501 Purpose

~~It is intended to~~ permit the creation of PD (Planned Development) ~~d~~Districts, where the uses and structures proposed are to be planned and developed as units or phases, and ~~to which will~~ facilitate mixed use development. The provision for Planned Development districts and the regulations adapted to such unified planning and development are intended to promote economical and efficient land use, an improved level of amenities, appropriate and harmonious variety in physical development, creative design, and a well-planned urban environment. Future development must be in substantial conformance with the Master Development Plan required for approval of a new PD district.

1502 Permitted Uses

The following uses are permitted in the PD (Planned Development) District:

Use

- 1502.01 All single-household dwelling units, including manufactured homes, but not including rehabilitated mobile homes and recreational vehicles.
- 1502.02 Multiple-household dwellings.
- 1502.03 Group quarters.
- 1502.04 Manufactured home parks, see site development standards in Article 18. ~~(the standards set forth in Section Article 1812 shall apply).~~
- 1502.05 Recreational vehicle parks.
- 1502.06 Bed and breakfast lodging.
- 1502.07 Guest lodging.
- 1502.08 Educational services.
- 1502.09 Day care facilities and establishments.
- 1502.10 Utility installations not otherwise exempted by Section Article 2002, other than electric generation plants, regional sewage treatment plants and solid waste landfills or incinerators.
- 1502.11 Churches or places of religious worship.
- 1502.12 Welfare and charitable services.
- 1502.13 Personal and professional services and hospitals.
- 1502.14 Veterinary clinics and/or animal hospitals.

- 1502.15 Cultural, historic and nature exhibits.
- 1502.16 Golf courses, [see site development standards in Article 18.—see Section Article 1818 for applicable site development standards.](#)
- 1502.17 Indoor and/or outdoor recreational facilities.
- 1502.18 Retail sales or rentals.
- 1502.19 Home occupations ~~accessory to residential uses.~~
- 1502.20 Funeral and/or crematory services.
- 1502.21 Cemeteries.
- 1502.22 Civic, social, fraternal, and/or business associations.
- 1502.23 Printing and publishing businesses.
- 1502.24 Bus and rail terminals and accessory maintenance yards and garages.
- 1502.25 Parking lots and garages, commercial.
- 1502.26 Mini-warehouses.
- 1502.27 Contract construction services.
- 1502.28 ~~Meat cutting and/or butchering shops.~~ [Custom butchering/meat curing/processing.](#)
- 1502.29 Swap meets.
- 1502.30 Shopping centers.
- 1502.31 Gasoline/service stations.
- 1502.32 Research and testing laboratories.
- 1502.33 Repair services.
- 1502.34 Manufacturing, wholesaling, warehousing, distribution or storage of goods.
- 1502.35 Jails, prisons, and detention centers.
- 1502.36 Motion picture production sites/studios.
- 1502.37 Restaurants, bars, nightclubs and taverns.
- 1502.38 Fairgrounds and amusement parks.
- 1502.39 Residential care homes.

- 1502.40 Residential care institutions.
- 1502.41 Offender rehabilitation facilities.
- 1502.42 Agricultural processing services.
- 1502.43 Zoos and other animal exhibits.
- 1502.44 Recycling centers.
- 1502.45 Wireless communications towers.
- 1502.46 Truck stops.
- 1502.47 Commercial plant nurseries.
- 1502.48 Heliports, [helipads](#), airports and airstrips designed to serve the development.
- 1502.49 Lighted Outdoor Recreation Facilities.
- 1502.50 Anemometers [\(temporary use not to exceed 3 years\)](#).
- 1502.51 Wind turbines.
- 1502.52 Animal husbandry.
- 1502.53 Solar energy systems.
- 1502.54 Solar power plants.

1503 Site Development Standards

In all planned developments, the site will be designed to minimize adverse effects of or on land uses adjacent to the development; minimize impacts upon community facilities and services; prevent undue hazards to people or property on or off-site from traffic, flooding, erosion, subsidence, soil slipping, water adequacy, ~~or~~ [and](#) other dangers, annoyances or inconveniences; and protect the visual and physical character of the site by considering any prominent natural features, vegetation, drainageways and slopes. Except as expressly modified below, the site development standards stated in Article 18 shall be applicable, unless modified by the Board of Supervisors, based on a specific determination that any such modification will not adversely affect the public health, safety and general welfare.

1503.01 Minimum Development Area

The minimum area for a PD District shall be 10-acres.

1503.02 Density

Maximum densities shall not be restricted, provided that the proposed infrastructure and improvements will adequately handle the proposed number of residential units.

1503.03 Site Coverage and Design

Site coverage shall be flexible to encourage innovative site design but shall not encroach upon required perimeter setbacks or open space. Site coverage ratios for similar uses in other Zoning Districts shall generally be used as guides to appropriate site coverage ratios in the proposed PD district. Site design shall be evaluated in terms of integrated use of open space, drainage, topography, vehicular and pedestrian circulation, and internal use relationships.

1503.04 Setbacks

Setbacks from the perimeter of the PD district for all uses shall be a minimum of 40-feet, unless other means, including site design, building design, screening, landscaping, and open space, are provided to alleviate potential land use conflicts. The Zoning Inspector may modify this requirement if, in his opinion, adequate alternatives are provided. If there is a substantial disparity between uses in the PD district and adjacent existing uses, the Zoning Inspector may increase the perimeter setback.

Setbacks for structures and uses from road travelways and lot boundaries within the PD district shall be specified in the master development plan, but should approximate the setbacks required in Zoning Districts with comparable densities and uses, unless otherwise approved.

1503.05 Open Space

Development under this provision is intended to provide the following:

1. An innovative site planning design in harmony with the natural features and constraints of specific sites;
2. More cost-effective development due to decreased grading and more efficient servicing of the development with utilities, roads and other essential services; and
3. Open space for private or community purposes.

A. Open Space Definition

For the purposes of this Section, open space is that area of land not occupied by buildings, towers, walls, billboards, or man-made impervious surfaces that is set aside or reserved in perpetuity for the use of the public or the occupants of the PD district. It shall be an integral part of the design within the boundaries of the development. The open space calculation shall not include any public or private roads accessing the lots, road right-of-way, outdoor storage areas, junkyards or golf courses. Historic sites and paths or trails not intended for vehicular access to lots may be included in the open space. If the open space is to be used for agriculture, accessory agricultural structures or roads may be included in the open space.

B. Open Space Ownership and Control

The open space shall be either in private ownership or owned by a property owners' association and shall be protected by covenants and restrictions, satisfactory to the Planning and Zoning Commission and the Board of Supervisors.

C. Minimum Open Space Area – Residential

At least 50-percent of the gross area of any residential portion(s) of the proposed PD Zoning District shall be retained as Open Space. The location of the Open Space shall be delineated on the master development plan and a reference made to the intended purpose, maintenance, and ownership of the open space. Open space for

recreational purposes shall be designed and located to be convenient for the use of the residents of the development.

D. Minimum Open Space Area – Non-Residential Uses

At least 10-percent of the gross area of any non-residential portion(s) of the proposed PD Zoning District shall be retained as Open Space. The location of the Open Space shall be delineated on the master development plan and a reference made to the intended purpose, maintenance and ownership of the open space.

E. Hillsides

Any areas of slope greater than 15-percent shall be left as open space.

F. Washes

Washes will remain undisturbed to the extent feasible and the number of crossings minimized to those deemed necessary for general circulation within the development. All development within washes will comply with County Highway and Floodplain regulations and other applicable state and federal laws.

1503.06 Non-Residential Uses in PD Districts

A predominantly residential PD District should be designed to provide non-residential services for the use of the development's residents and guests in order to minimize potential off-site average daily traffic.

1503.07 Sanitary Sewer and Water Systems

No building permits shall be issued for development within a PD Zoning District until provisions have been made for connection onto community water and sanitary sewer systems or some other Arizona Department of Environmental Quality-approved waste disposal system. Conventional septic systems may be used if a community sanitary sewer system is not feasible.

1503.08 Access, Circulation, and Street Improvements

A. Collector or Arterial Access

A PD Zoning District shall have external access to at least one publicly maintained collector or arterial street. The site shall be designed to discourage direct access to a predominantly residential street outside of the development. One additional external access to a collector or arterial street improved to minimum County standards is encouraged to improve overall circulation and provide emergency access.

B. Street Improvement Standards

All streets within a Planned Development district shall be improved to minimum County standards, sufficient to handle anticipated traffic.

C. Design of Vehicular Circulation Systems

Streets and drives shall provide safe and convenient access to uses within the district, but shall not be designed in a manner that encourages outside traffic to use

the residential streets within the district. Traffic calming devices are encouraged on local streets. Streets shall not occupy more land than is required to provide access as indicated, nor create unnecessary fragmentation of the development into small blocks.

Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Merging and turnout lanes and/or traffic dividers shall be required where existing or anticipated heavy flows indicate need.

Access from off-street parking and service areas within the development may be made directly to local streets. Vehicular access to other streets from off-street parking and service areas shall be so combined, limited, located, designed and controlled as to channel traffic from and to such areas conveniently, safely, and in a manner which minimize marginal traffic friction and promotes free traffic flow on streets without excessive interruptions.

D. Design of Pedestrian Circulation Systems

An integrated pedestrian system is required. If appropriate, bicycle and equestrian paths may be integrated into this system as well. The system shall form logical, safe, and convenient pedestrian access to all dwelling units, project facilities, recreational open space and principal off-site pedestrian destinations. Walkways to be used by substantial numbers of children as play areas or routes to school or other destinations shall be located and safeguarded as to minimize contacts with normal automotive traffic. Street crossings shall be held to a minimum on such walkways, located and designed to provide safety, and appropriately marked and otherwise safeguarded. Pedestrian ways, appropriately located, designed, and constructed may be combined with other easements and used by emergency or utility vehicles, but shall not be used by other automotive traffic.

Pedestrian ways, equestrian and bicycle paths shall be, to the maximum extent feasible, separate and protected from vehicular access points. Where there are crossings of such ways and vehicular routes, such crossings shall be safely located, marked, and controlled, and, where such ways are exposed to substantial vehicular traffic, safeguards may be required to prevent crossings except at designated points. Bicycle and/or equestrian paths shall be designated so that street crossings are minimized.

1503.09 Screening

A. Perimeter Screening

Screening, as defined in ~~Section~~Article 1805-02, shall be required along the exterior boundaries of all planned developments where a proposed non-residential use abuts a residential Zoning District, unless this protection is provided by other means. Where a developer demonstrates that the natural terrain or site design features – such as placement of structures, uses, open space, landscaping, streets and walkways – fulfill the need for visual protection and physical separation between sites, screening requirements shall be waived.

B. Interior Screening

Screening shall be required within PD districts, as necessary to minimize the visual impact of non-residential uses on the residential portions of the development, unless the developer demonstrates that other design features will fulfill that purpose.

1503.10 Landscaping

Landscaping shall be required in PD districts, as necessary to serve the expressed intent of ~~SectionArticle 1806.04~~. Single-household dwelling sites shall be exempt. At a minimum, perimeter setback areas along roads abutting the development shall be landscaped and non-residential sites within the PD district shall be landscaped in a manner consistent with the standards described in ~~SectionArticle 1806.02B~~. Landscaping shall consist primarily of drought-tolerant species and make best use of low-water use native vegetation, as well as adhering to the principles of xeriscaping.

1503.11 Maximum Structure Height

The maximum height of all structures in the PD Zoning District may extend to 50-feet above grade, provided that:

- A. The site is designed so that structures in excess of 40-feet have a minimum setback from exterior site boundaries that is equal to or greater than the height of the structure, and so that no such structure obstructs a scenic view from adjoining developed properties or public right-of-way.
- B. Site design includes sufficient setbacks and open spaces to provide adequate light and air to all uses within the development, and to prevent obstruction of solar access on surrounding sites.
- C. Structures proposed at heights greater than 50-feet above grade, such as wireless communication towers, must be approved through the master development plan process.
- D. Accessory Wind Energy Systems in the PD Zoning District shall be subject to height limits and other site development standards as found in ~~Section 1822Article 18~~.

1503.12 Minimum Distance Between Structures

The minimum distance between principal structures shall generally be 15-feet, except that the Zoning Inspector may approve a smaller separation when site and building design provide adequate light, air, privacy, and fire safety.

1504 Procedures for Planned Development Zoning Amendments and Plan Approval

Planned ~~De~~velopment proposals shall be presented in two stages: (1) a pre-application conference; and (2) the submission of a master development plan and rezoning application.

1504.01 Pre-application Conference

A pre-application conference is mandatory for all PD amendments. The applicant will discuss the proposed development with the Planning Department staff, Highway and Floodplain Department staff, and other interested agencies. The County Zoning Inspector will be responsible for inviting these departments to a joint meeting. At this meeting, the applicant will submit the general outlines of the proposal and sketch plans as indicated below. After the pre-application conference, the Planning Department staff will furnish the applicant with written comments regarding the proposal. These comments will include any appropriate recommendations to inform and assist the applicant prior to preparing the Planned Development application. After the applicant has identified the scope of the proposed project at his conference, County staff will identify governmental departments and agencies that will

be involved in the subsequent review process, determine what studies and reports will be necessary to adequately assess the proposal, and establish the number of copies of all plans and reports which will be required. The applicant is required to provide the following information for the pre-application conference:

- A. Data concerning: site conditions; land characteristics; community facilities including streets, water and power, schools, and sewage disposal; other general information about land uses within ½- mile of the proposed development.
- B. A sketch showing the proposed location of land uses, major streets and any other significant features.

1504.02 Master Development Plan and Rezoning Application

A. Master Development Plan Submittal

After the pre-application conference and receipt of the staff's comments, the applicant may submit an application for a rezoning to a Planned Development district, as set forth in Article 22, in the same manner as for other amendments of Zoning District classifications. Materials submitted with the rezoning application shall include: the proposed master development plan, as set forth in ~~Section 406.06, Article 4~~ including a specific demonstration of compliance with the applicable site development standards, a Public Participation Report as required in ~~Section 407, Article 4~~ of these ~~Z~~oning ~~R~~egulations, and all appropriate fees. The master development plan and Zoning District amendment application shall be processed concurrently.

B. Review of Master Development Plan and Report(s)

After the materials specified in Paragraph A above have been submitted to the Planning Department, staff will review the application, the master development plan and the report. The applicant will be notified in writing of any deficiencies in the design of the development, the requested reports and information, or any other submittals. When the County Zoning Inspector determines that the plan conforms with all applicable development standards, or that appropriate waivers have been requested, and that the applicant has submitted all of the required documents in appropriate form, he or she will schedule a public hearing before the Planning Commission for the next available meeting.

C. Planning Commission Hearing, Zoning Amendments and Master Development Plan

1. The County Zoning Inspector shall forward the complete application to the Planning Commission for a public hearing. Notice of this hearing shall be posted and advertised as set forth in Article 22 of these Regulations. The Commission shall review the master development plan for conformance with submittal requirements and the applicable site development standards. The Commission may recommend modifications of the site development standards, consistent with the provisions of ~~Section Article 1503~~.
2. Based upon specific findings to be adopted by the Commission, the Commission shall recommend to the Board of Supervisors that the proposed PD Zoning District amendment and the accompanying master development plan:
 - a. Be approved unconditionally, without modification; or

- b. Be approved conditionally, with approval conditioned upon certain revisions to the master development plan, or other appropriate requirements, including scheduled improvements or limits on types of permitted uses; or
- c. Be denied, based upon the specific findings included with this recommendation.

D. Board of Supervisors' Hearing

1. The Board of Supervisors shall consider this application in the same manner as other Zoning District amendments, as set forth in Article 22, together with the proposed master development plan. If the proposal constitutes a "major amendment", as defined in ~~Section 405~~ Article 4 of these Regulations, it shall be presented at the time and in the manner required for "major amendments". Following the hearing on this proposal, the Board of Supervisors may approve the proposed zoning amendment and master development plan as submitted; approve modifications of the site development standards; approve either or both subject to certain modifications or limitations, including limits on the types of permitted uses; approve either or both subject to certain conditions or infrastructure requirements; or decline to approve both. The Board shall adopt findings, indicating the basis for its action, in connection to this action.

2. The Board of Supervisors may approve a Master Development Plan and/or the PD zoning conditioned on a schedule for the completion of certain actions or improvements. If the property owner fails to comply with this schedule, at the expiration of the applicable time period, the Board shall schedule a public hearing to consider granting an extension, determining a revised compliance schedule, or revoking approval of the Master Development Plan and PD zoning. If the Board revokes its approval, the PD Zoning District shall revert to its original zoning. The owner, and any successors in interest who have provided written notice of this interest to the Planning Department, shall be notified of the hearing by registered mail.

1505 Amendments to Approved Master Development Plans for the PD Zoning District

Minor amendments to an approved final Master Development Plan may be authorized by the Zoning Inspector upon written application by the applicant or successors in interest, but only upon a finding that: a) such amendments are in accord with all Regulations in effect at the time the change is requested; b) the amendments are consistent with the purpose and scope of the Master Development Plan approved by the Board of Supervisors and are unlikely to result in any increase in off-site impacts; and c) the amendments are consistent with the general intent and purpose of the Comprehensive Plan in effect at the time of the proposed change.

Any proposed amendment that does not meet each of the criteria stated above shall be formally submitted for approval in the same manner as an original application.

1506 Previously Zoned PD-1 and PD-2 Districts

All previously-zoned PD-1 and PD-2 Zoning Districts shall be deemed to be PD Zoning Districts. If a previously-zoned PD-1 or PD-2 district has an approved, un-expired master development plan or final plan, then all applications for residential and non-residential permits and subdivisions shall be in substantial conformance with that plan and subject to all conditions of that plan. Any proposals to amend the plan are subject to the provisions of Section 1505, herein.

In the event that a previously-zoned PD-1 or PD-2 district has no approved plan or has an expired plan, then a master development plan for the entire, contiguous PD-1 or PD-2 district, per the

requirements of this article, shall be required prior to the issuance of a residential or non-residential permit or approval of a subdivision tentative plat. If there is no current plan in effect, the property owner may, in the alternative, request that a previously-zoned PD-1 or PD-2 Zoning District, or portion thereof, revert to its original zoning and comprehensive plan designation. If PD-1 or PD-2 was the original zoning, or a reversion to the original zoning is not appropriate, then a property owner may apply for another Zoning District compatible with the surrounding comprehensive plan designation, subject to the provisions of Article 22.

1507 Residential Minor Expedited Subdivision Option

Pursuant to the Cochise County Subdivision Regulations, the Minor Expedited Subdivision is available when subdividing 20-lots or fewer-~~lots~~.